

Sold



Unit 13, 2-16 Langley Rd, Port Douglas



### Investors Special @ Port Douglas - 6.15% Net Yield

This dual key first floor apartment is located within the Silkari Lagoons Resort in Port Douglas.

Not only are the returns showing a massive yield on the purchase price they are ideally constant with a regular stream. Being that the two sides of the apartment are rented to permanent tenants there are no high months and no low months. This is a perfect investment for any super fund.

The 6.15% net yield has taken into account electricity, council rates, management fees, insurance costs and body corporate fees.

Located on the first floor just past the reception area the views are not internal over the pools but rather they are garden views towards the front access or entry road. Loads of size - all up there is 133m2 on title including a 15m2 carpark downstairs.

The configuration of no.13 is dual key meaning it is made up of two sides being

- 13a. a self-contained 2 bedroom, 1 bathroom apartment with balcony
- 13b. a studio apartment with bathroom plus a balcony with large spa

Lagoons is ideally located on the corner of Port Douglas and Langley Roads,

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	700
<b>Land Area</b>	133 m2

#### Agent Details

Callum Jones - 0437 981 195

#### Office Details

Port Douglas  
1/32 Macrossan St Port Douglas  
QLD 4877 Australia  
07 4099 5550



a short 4.3km ride to the Village centre but far enough away to have a bit more peace and quiet from the crowds in town. There is everything a tenant or holiday maker could wish for including BBQ facilities, six heated swimming pools, a bus stop within metres of your door and of course the beach is only a few minutes away.

To be sold at an incredibly cheap and rewarding price of \$220,000. Contact Callum Jones on 0437 981 195 for full details.

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